

RESOLUTION NO. R-6-2016

A RESOLUTION MAKING A PROVISIONAL ORDER TO THE EFFECT THAT CERTAIN IMPROVEMENTS IN THE CITY SHALL BE ACQUIRED PURSUANT TO THE CONSOLIDATED LOCAL IMPROVEMENTS LAW TO BE KNOWN AS CITY OF LAS VEGAS, NEVADA, SPECIAL IMPROVEMENT DISTRICT NO. 1521 - GOWAN ROAD AND DURANGO DRIVE; AND CALLING A HEARING ON THE PROJECT.

Summary: Provisional Order

WHEREAS, the City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and the State of Nevada, is of the opinion that the interest of the City requires the creation of a special improvement district pursuant to the Consolidated Local Improvements Law (NRS Chapter 271) and the acquisition and improvement a Street Project as defined in NRS 271.225 (hereinafter the "Project"); and

WHEREAS, the Director of Public Works, together with the City Engineer Division of the City and certain consulting engineers (collectively, hereinafter the "Engineer"), has filed at the office of the City Clerk, in connection with the Project and with the proposed City of Las Vegas, Nevada, Special Improvement District No. 1521 - Gowan Road and Durango Drive the following:

(A) Preliminary plans and specifications showing a typical section of the contemplated improvements, the type or types of material, approximate thickness and wideness for the Project;

(B) A preliminary estimate of the total cost of the Project and of each type of construction, the estimate being made in a lump sum or by unit prices, and further, including in the total estimate, without limiting the generality of the foregoing, the advertising, appraising, engineering, legal, interest on interim warrants, if any, discount on any bonds, printing, and such other expenses as in the judgment of the Engineer are necessary or essential to the completion of such work or improvement, and the payment of the cost thereof;

(C) An assessment plat or map, including an addendum thereto (designated as a "Tabulation of Parcels") showing the descriptions of the property to be assessed, showing the area to be assessed, the market values, a description of each lot, tract or parcel of land, the name and address of each owner, the amounts of estimated preliminary assessments, the amount of maximum benefits (and corresponding market

value increases) estimated to be assessed against each lot, tract or parcel of land in the assessment area, such estimate being based on the method of assessment set forth herein (an equitable adjustment having been made for assessments to be levied against wedge or "V" or other irregularly-shaped lots or lands, or for any lot, tract or parcel of land not specially benefited for other reasons in direct proportion to its front footage, so that assessments according to benefits will be equal and uniform); and

(D) The Engineer's Report to the City Council on Benefits, as to the method of determining benefits and corresponding market value increases and as to whether the creation of the District is economically sound and feasible; and

WHEREAS, the City Council has examined the improvement plans, assessment plat, including the addendum thereto, typical section of contemplated improvements, preliminary estimate of the cost, estimate of maximum benefits, and Engineer's Report, so filed with the City Clerk, and has found, and does hereby declare the same to be satisfactory in all respects; and

WHEREAS, the City Council has also determined, and does hereby determine, that all of the assessable property in the City which is specially benefited by the improvements to be acquired in the Special Improvement District No. 1521 – Gowan Road and Durango Drive and only the property which is so specially benefited, is included in the District; and

WHEREAS, a portion of the property to be included within the proposed District is located in the City; and

WHEREAS, the City Council has determined and does hereby determine that the exception provided by NRS 271.306(2)(b) does exist in that not more than 2,640 feet remain unimproved in any street between improvements already made to the same street or between intersecting streets.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAS VEGAS IN THE COUNTY OF CLARK, AND THE STATE OF NEVADA THAT:

Section 1. The special improvement district shall be designated "City of Las Vegas, Nevada, Special Improvement District No. 1521 – Gowan Road and Durango Drive" (hereinafter the "District").

Section 2. This Resolution shall be known as, and may be cited by, the short title "Special Improvement District 1521 Provisional Order Resolution" (hereinafter the "Resolution").

Section 3. The City Council hereby ratifies the preparation by the Engineer of and does accept, the plans and specifications, assessment plat (including the addendum and exhibits thereto), typical section of the contemplated improvements, preliminary estimate of cost, the Engineer's Report on Benefits, and the estimate of maximum benefits (and corresponding market value increases) to be assessed against each lot, tract, or parcel of land in the assessment area.

Section 4. The Project shall be acquired at an estimated preliminary total cost of \$289,109.40, including engineering, legal, and incidental expenses, as more particularly hereinafter set forth and as described in the plans and specifications herein accepted, reference to which is hereby made and which are available for public inspection at the office of the City Clerk at 495 South Main Street, Las Vegas, Nevada 89101.

Section 5. The City Council has also determined and does hereby declare as follows:

1. The public convenience and necessity require the creation of the District and construction of the Project;
2. The creation of the District is economically sound and feasible; and
3. The market value of each of the benefited lots, tracts and parcels of land in the District will be increased by an amount directly attributable to the Project for which the assessment is made.

Section 6. The boundaries of the District, within which is located the Project and the lots, tracts and parcels of land to be assessed, shall be as designated in the form of notice set forth in Section 7 of this Resolution. It is estimated that the total cost shall be apportioned as follows:

<u>Estimated Amount of Special Assessments</u>	<u>Amount Available from Other Sources</u>	<u>Total Cost</u>
\$ 141,464.50	\$ 147,644.90	\$ 289,109.40

The amounts to be assessed shall be made upon all tracts benefited in proportion to the special benefits received, as more fully described in the form of notice set forth in Section 7 of this Resolution.

Section 7. On Wednesday, March 16, 2016, at 1:00 p.m. in the City Council Chambers, 495 South Main Street, Las Vegas, Nevada (i.e., a time at least 20 days after the adoption of this Resolution) the City Council will consider the ordering of the Project and will hear all complaints, protests, and objections that may be made in writing, and filed as hereafter provided, or made verbally at the hearing,

concerning the same, by the owners of land to be assessed or any interested person. The owners of the property to be assessed or any other persons interested therein, may file a written protest or objection, and may appear before the City Council and be heard as to the propriety and advisability of making such improvements, as to the estimated cost thereof, as to the manner of payment therefor, as to the amount thereof to be assessed against the property to be improved, and as to the amount of special benefits and corresponding market value increases. Twenty (20) days' prior notice, in writing, of such time and place shall be given to such property owners, postage prepaid, as first-class mail, to each property owner at his last known address, the names and addresses of such property owners are to be obtained from the records of the County Assessor or from such other sources as the City Clerk deems reliable. Such notice shall also be given to the owner and each tenant of mobile home parks, if any, located on any tracts to be assessed. Any such list of names and addresses may be revised from time to time, but such list need not be revised more frequently than at twelve month intervals. Notice shall also be given by posting on the web site of the City, or in three (3) public places located on public property at or near the site of the Project at least twenty (20) days prior to March 16, 2016. Proof of such mailing and posting shall be made by the affidavit of the City Clerk or Deputy City Clerk, proof of same to be filed with the City Clerk, provided that failure to mail such notice or notices shall not invalidate any assessment nor any other of the proceedings hereunder. Notice of the time and place of such hearing shall also be given by publication in the Las Vegas Review-Journal, a daily newspaper published in Las Vegas and of general circulation in the City of Las Vegas, Nevada, once each week for three (3) consecutive weekly publications, by three (3) weekly insertions, the first publication in such newspaper to be at least fifteen (15) days prior to March 16, 2016. Not less than fourteen (14) days shall intervene between the first publication and the last publication in such newspaper. Such service by publication shall be verified by the affidavit of the publishers and filed with the City Clerk. The proof of publication, the proof of mailing and the proof of posting shall be maintained in the records of the office of the City Clerk until all the assessments pertaining to the District shall have been paid in full principal, interest and any penalties or collection costs. Said notice shall be in substantially the following form:

(Form of Notice)

NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN
THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT
DISTRICT NO. 1521 – GOWAN ROAD AND DURANGO DRIVE

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1521 – Gowan Road and Durango Drive (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and the State of Nevada, has provisionally ordered the acquisition of a Street Project (the "Project") as more particularly described as follows:

Gowan Road (NORTH AND SOUTH SIDE) - from the centerline of Durango Drive east along Gowan Road approximately 285-feet (40-foot right-of-way).

Durango Drive (EAST SIDE) – from the centerline of Gowan Road north and south along Durango Drive approximately 290-feet (50-foot right-of-way).

Except as shown on the preliminary plans and specifications now on file in the office of the City Clerk and in the office of the Special Improvement District in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Gowan Road will consist of the grading, graveling, and asphalt paving as necessary for at least six (6) feet for bike travel lanes, "L" type curb and gutter, sidewalks, and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. The Improvements on Durango Drive will consist of grading, graveling, and sidewalks. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 141,464.50	\$ 147,644.90	\$ 289,109.40

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the

estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of a 6-foot wide street pavement section, curb and gutter, sidewalks, and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the total cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed thereagainst, and the amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 495 South Main Street, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 7:00 a.m. to 5:00 p.m., Monday through Thursday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All interested persons are hereby referred to the preliminary plans and specifications, which relate to the details of the Project.

On Wednesday, March 16, 2016 at 1:00 p.m., in the City Council Chambers at 495 South Main Street, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment therefor, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the office of the City Clerk at least three (3) working days before the time set for such hearing, i.e., on or before Thursday, March 10, 2016. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided, shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter, all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

The City Council has determined and does hereby determine that the exception provided by NRS 271.306(2)(b) does exist in that not more than 2,640 feet remain unimproved in any street between improvements already made to the same street or between intersecting streets, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in forty (40) substantially equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties to be collected upon delinquent payments (at a rate not exceeding two percent (2%) per month or such lower rate, may be zero

percent, for such period as determined by the City Treasurer). The City Director of Finance and Business Services shall also provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds", which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%.

Pursuant to NRS 271.357 and NRS 271.360, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. Any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. A person desiring to apply for a Hardship Determination shall file an application no later than March 10, 2016 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City, Nevada, and dated this February 17, 2016.

LUANN D. HOLMES, MMC
City Clerk

(End of Form of Notice)

Section 8. That all action, proceedings, matters and things heretofore taken, had and done by the City and the officers thereof (not inconsistent with the provisions of this Resolution) concerning the City of Las Vegas, Nevada, Special Improvement District No. 1521 – Gowan Road and Durango Drive be, and the same hereby are, ratified, approved and confirmed.

Section 9. That the officers of the City are directed to effectuate the provisions of this Resolution.

Section 10. That all resolutions, or parts thereof, in conflict herewith are hereby repealed to the extent of such inconsistency.

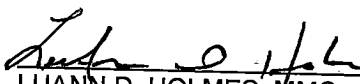
Section 11. That the invalidity of any provision of this Resolution shall not affect any remaining provisions hereof.

Section 12. That the City Council has determined, and does hereby declare, that this Resolution shall be in effect after its passage in accordance with the law.

PASSED, ADOPTED AND APPROVED this 17 day of February, 2016.


CAROLYN G. GOODMAN, Mayor

Attest:


LUANN D. HOLMES, MMC
City Clerk

Approved as to Form:

2/1/6
Date 
Assistant City Attorney

STATE OF NEVADA)
)
COUNTY OF CLARK) ss
)
CITY OF LAS VEGAS)

I, LuAnn D. Holmes, MMC, the duly chosen and qualified City Clerk of the City of Las Vegas (hereinafter the "City"), in the State of Nevada, do hereby certify:

1. The foregoing pages constitute a true, correct, complete and compared copy of a resolution adopted by the City Council of the City (hereinafter the "City Council") at a meeting held on February 17, 2016.

2. The adoption of the resolution was duly moved and seconded and the resolution was adopted by an affirmative vote of a majority of the members of City Council as follows:

Those Voting Aye:	Carolyn G. Goodman Steven D. Ross Lois Tarkanian Ricki Y. Barlow Stavros S. Anthony Bob Coffin Bob Beers
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Those Voting Nay:	None
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Those Absent:	None
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3. The original of the resolution has been approved and authenticated by the signatures of the Mayor of the City and myself as City Clerk and has been recorded in the regular official record of the City Council kept for that purpose in my office, which record has been duly signed by the officers and properly sealed.

4. All members of the City Council were given due and proper notice of the meeting. Pursuant to § 241.020, Nevada Revised Statutes, written notice of the meeting was given not later than 9:00 a.m. on the third working day before the meeting, including in the notice the time, place, location, and agenda of the meeting:

(A) By posting a copy of the notice at least three working days before the meeting at the principal office of the City Council, or if there is no principal office, at the building in

which the meeting is to be held, and at least three (3) other separate, prominent places within the jurisdiction of the City Council, to wit:

- (i) City Hall
495 South Main Street
Las Vegas, Nevada
- (ii) City of Las Vegas Development Services Center
333 North Rancho Drive
Las Vegas, Nevada
- (iii) Clark County Government Center
500 South Grand Central Parkway
Las Vegas, Nevada
- (iv) Grant Sawyer Building
555 E. Washington Avenue
Las Vegas, Nevada
- (v) The City of Las Vegas website

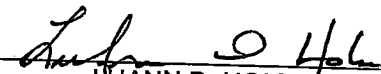
(B) By mailing a copy of the notice to each person, if any, who has requested notice of the meetings of the City Council in the same manner in which notice is required to be mailed to a member of the City Council. Such notice was delivered to the postal service no later than 9:00 a.m. on the third working day prior to the meeting.

5. Upon request, the City Council provides at no charge, at least one copy of the agenda for its public meetings, any proposed ordinance or regulation which will be discussed at the public meeting, and any other supporting materials provided to the City Council for an item on the agenda, except for certain confidential materials and materials pertaining to closed meetings, as provided by law.

6. A copy of such notice so given of the meeting of the City Council on February 17, 2016, is attached to this certificate as Exhibit "A". A copy of the affidavit of publication of the Notice of Public Hearing is attached hereto as Exhibit "B", and a copy of the minutes of the public hearing held on March 16, 2016, is attached hereto as Exhibit "C".

IN WITNESS WHEREOF, I have hereunto set my hand on this 17th day of February, 2016.

(SEAL)



LUANN D. HOLMES, MMC
City Clerk

Exhibit "A"

(Attach Notice of Meeting and Agenda)

CITY COUNCIL AGENDA

COUNCIL CHAMBERS · 495 SOUTH MAIN STREET · PHONE 702-229-6011

CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

COUNCIL MEMBERS: CAROLYN G. GOODMAN, MAYOR (At-Large)

COUNCILMAN STEVEN D. ROSS, MAYOR PRO TEM (Ward 6)

LOIS TARKANIAN (Ward 1), RICKI Y. BARLOW (Ward 5), STAVROS S. ANTHONY (Ward 4)

BOB COFFIN (Ward 3), BOB BEERS (Ward 2)

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. Reasonable efforts will be made to assist and accommodate persons with disabilities or impairments. If you need an accommodation to attend and participate in this meeting, please call the City Clerk's office at 702-229-6311 and advise of your need at least 48 hours in advance of the meeting. Dial 7-1-1 for Relay Nevada.

February 17, 2016

Morning Session begins at 9:00 a.m.

Afternoon Session begins at 1:00 p.m.

ITEMS LISTED ON THE AGENDA MAY BE TAKEN OUT OF THE ORDER PRESENTED; TWO OR MORE AGENDA ITEMS FOR CONSIDERATION MAY BE COMBINED; AND ANY ITEM ON THE AGENDA MAY BE REMOVED OR RELATED DISCUSSION MAY BE DELAYED AT ANY TIME. BACKUP MATERIAL FOR THIS AGENDA MAY BE OBTAINED FROM LUANN D. HOLMES, CITY CLERK, AT THE CITY CLERK'S OFFICE AT 495 SOUTH MAIN STREET, 2ND FLOOR OR ON THE CITY'S WEBPAGE AT www.lasvegasnevada.gov.

THE MAYOR AND CITY COUNCIL WELCOME YOUR ATTENDANCE, PUBLIC COMMENT RELATED TO THE ITEMS ON THE AGENDA AND CITIZEN PARTICIPATION ON ITEMS UNDER THE JURISDICTION OF THE CITY COUNCIL AT THIS MEETING. IF YOU WISH TO SPEAK, WE RESPECTFULLY ASK YOU TO COMPLETE AND SUBMIT A SPEAKER CARD TO THE CITY CLERK. CARDS ARE AVAILABLE ONLINE, IN THE CLERK'S OFFICE OR AT THE FRONT OF THE CHAMBERS AS YOU ENTER.

THESE PROCEEDINGS ARE BEING VIDEO RECORDED AS WELL AS PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. PLEASE NOTE CUSTOMERS OF CENTURYLINK CAN VIEW THIS PROGRAM IN HIGH DEFINITION ON CHANNEL 1002, AND SOME CUSTOMERS OF COX COMMUNICATIONS WHO DO NOT HAVE A CABLE BOX CAN VIEW THIS MEETING ON DIGITAL CHANNEL 69.9. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.lasvegasnevada.gov. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 5:00 PM.

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE COUNCIL MEETING.

CEREMONIAL MATTERS

1. CALL TO ORDER
2. ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW
3. INVOCATION - REVEREND RACHEL BAKER, THE UNITARIAN UNIVERSALIST CONGREGATION OF LAS VEGAS
4. PLEDGE OF ALLEGIANCE
5. RECOGNITION OF THE EMPLOYEE OF THE MONTH

6. RECOGNITION OF ERIC HILTON OF THE HILTON FOUNDATION
7. RECOGNITION OF THE C.J. WATSON BLACK HISTORY MONTH ESSAY CONTEST WINNERS
8. CELEBRATION OF THE CHINESE NEW YEAR

BUSINESS ITEMS - MORNING

PUBLIC COMMENT

9. PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS ON THE AGENDA FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

BUSINESS ITEMS

10. For Possible Action - Any items that the Council, staff and/or the applicant wish to be stricken, tabled, withdrawn or held in abeyance to a future meeting may be brought forward and acted upon at this time

CONSENT AGENDA

MATTERS LISTED ON THE CONSENT AGENDA ARE CONSIDERED TO BE ROUTINE AND HAVE BEEN RECOMMENDED FOR APPROVAL BY THE SUBMITTING DEPARTMENTS. ALL ITEMS ON THE CONSENT AGENDA MAY BE APPROVED IN A SINGLE MOTION. HOWEVER, IF A COUNCIL MEMBER SO REQUESTS, ANY CONSENT ITEM MAY BE MOVED TO THE DISCUSSION PORTION OF THE AGENDA AND OTHER ACTION, INCLUDING POSTPONEMENT OR DENIAL OF THE ITEM, MAY TAKE PLACE.

ADMINISTRATIVE SERVICES - CONSENT

11. For possible action to approve the ratification of Maria Jose Norero in a Council support position as the Special Assistant to the Ward 3 office (\$50,200 annual salary/\$25,500 benefits - General Fund) - Ward 3 (Coffin)

ECONOMIC AND URBAN DEVELOPMENT - CONSENT

12. For possible action to approve a Donation Agreement between the City of Las Vegas (City) and Luminous Park regarding the development of an art museum on a currently unidentified parcel in Symphony Park (\$2,000,000 - Parks and Leisure Capital Project Fund) - Ward 5 (Barlow)

FINANCE - PURCHASING & CONTRACTS CONSENT

13. For possible action to approve revision to Purchase Order No. 313939 to increase funding for Contract No. 130164-JL, Temporary Information Technologies Consultant - Department of Information Technologies - Award recommended to: ROBERT HALF INTERNATIONAL (\$500,000 - General Fund and Computer Services Internal Service Fund)
14. For possible action to approve award of Contract No. 160135-FL, IT Consulting Services - Department of Finance - Award recommended to: BLUE HERON CONSULTING LLC (\$81,495 - Sanitation Enterprise Fund)

PLANNING - BUSINESS LICENSING CONSENT

15. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 34 at 890 North Pecos Road - Ward 3 (Coffin)
16. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 43 at 1100 South Rainbow Boulevard - Ward 1 (Tarkanian)

17. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 46 at 6020 West Charleston Boulevard - Ward 1 (Tarkanian)
18. For possible action to approve a Temporary Package Liquor License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 52 at 3200 North Rancho Drive - Ward 5 (Barlow)
19. For possible action to approve a Temporary Package Liquor License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 57 at 3195 North Rainbow Boulevard - Ward 5 (Barlow)
20. For possible action to approve a Temporary Package Liquor License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 58 at 3204 North Tenaya Way - Ward 4 (Anthony)
21. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 59 at 3651 West Sahara Avenue - Ward 1 (Tarkanian)
22. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 62 at 7100 West Lake Mead Boulevard - Ward 1 (Tarkanian)
23. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 65 at 1720 West Charleston Boulevard - Ward 1 (Tarkanian)
24. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 73 at 901 North Buffalo Drive - Ward 2 (Beers)
25. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 76 at 10076 West Sahara Avenue - Ward 2 (Beers)
26. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 77 at 6400 West Lake Mead Boulevard - Ward 5 (Barlow)
27. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 82 at 845 North Decatur Boulevard - Ward 1 (Tarkanian)
28. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 88 at 7191 West Craig Road - Ward 4 (Anthony)
29. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 92 at 3051 East Bonanza Road - Ward 3 (Coffin)
30. For possible action to approve a Temporary Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: REBEL OIL COMPANY, INC. TO: NEVADA AK, INC. dba REBEL 96 at 1080 South Rainbow Boulevard - Ward 1 (Tarkanian)
31. For possible action to approve a Beer/Wine/Cooler Off-Sale License for a Change of Ownership FROM: GITA, INC. TO: PLATINUM MANAGEMENT GROUP 2, LLC. dba Z-MART 2 at 2083 Fremont Street [Rody (NMN) Yousif, Managing Member] - Ward 3 (Coffin)
32. For possible action to approve a Beer/Wine/Cooler Off-Sale License MORAN FOODS, LLC. dba SAVE-A-LOT 96 at 6100 Vegas Drive - Ward 5 (Barlow)
33. For possible action to approve a Beer/Wine/Cooler On-Sale License for a Change of Ownership WELOVECAESAR, LLC dba CHEF MARC'S TRATTORIA at 8615 West Sahara Avenue [Marcus Sgrizzi, Managing Member] - Ward 2 (Beers)

34. For possible action to approve a Temporary Beer/Wine/Cooler On-Sale License for a Change of Ownership FROM: LOPEZ & MENDOZA TO: LAS PUPUSAS RESTAURANT, LLC dba LAS PUPUSAS RESTAURANT #5 at 7450 West Cheyenne Avenue, Suite #108 - Ward 4 (Anthony)
35. For possible action to approve a Temporary Beer/Wine/Cooler On-Sale License for a Change of Ownership FROM: MIEKO ENTERPRISE TO: HAZEL, LLC dba SUSHI BAR SAGE at 4408 North Rancho Drive - Ward 4 (Anthony)
36. For possible action to approve a Non-Operational Package Liquor License for a Change of Ownership FROM: HAGGEN OPCO SOUTH, LLC TO: TVCL, LLC dba TVCL, LLC at 1940 Village Center Circle - Ward 2 (Beers)
37. For possible action to approve a Temporary Urban Lounge License SNP ENTERTAINMENT, INC. dba DOWNTOWN CROWN BRITISH PUB at 107 East Charleston Boulevard, Suite #150 - Ward 3 (Coffin)
38. For possible action to approve a Restricted Gaming License NEVADA GAMING PARTNERS, LLC db at BIG KMART #3592 at 5051 East Bonanza Road - Ward 3 (Coffin)
39. For possible action to approve a Restricted Gaming License NEVADA GAMING PARTNERS, LLC db at BIG KMART #3719 at 4500 North Rancho Drive - Ward 4 (Anthony)
40. For possible action to approve a Restricted Gaming License NEVADA GAMING PARTNERS, LLC db at BIG KMART #9389 at 7501 West Washington Avenue - Ward 1 (Tarkanian)
41. For possible action to approve a Temporary Massage Establishment License for a Change of Ownership FROM: EMY I. GONG TO: QINQUI LU dba ANNIYS MASSAGE SPA at 8000 West Sahara Avenue, Suite #140 [Qinqui Lu, Owner] - Ward 1 (Tarkanian)
42. For possible action to approve a Massage Establishment License SAM XIAN, LLC dba SAM'S SPA at 6340 West Charleston Boulevard, Suite #130 - Ward 1 (Tarkanian)

RESOLUTIONS - CONSENT

43. R-5-2016 - For possible action to approve a Resolution declaring intention to exchange real property at the current appraised market value between the City of Las Vegas ("City"), as the owner those certain Neighborhood Stabilization Program houses, APN 125-16-615-026 addressed as 7820 Autumn Gate Avenue, Las Vegas, Clark County, Nevada, APN 125-12-110-067 addressed as 5604 Green Ferry Avenue, Las Vegas, Clark County, Nevada, and APN 125-13-719-003 addressed as 5412 Whisper Lake Lane, Las Vegas, Clark County, Nevada; the Las Vegas Clark County Library District ("District") as owner of APN 139-36-302-005, addressed as 2601 Sunrise Avenue, Las Vegas, Clark County, Nevada; and the Southern Nevada Regional Housing Authority ("SNRHA") as owner of APN's 139-36-110-031 and -032, both addressed as 2851 East Bonanza Road, Las Vegas, Clark County, Nevada - Wards 3 and 6 (Coffin and Ross)
44. R-6-2016 - For possible action to approve a Resolution Making a Provisional Order to acquire certain improvements and Directing that the Notice of Public Hearing thereon be given regarding Special Improvement District No. 1521 Gowan Road and Durango Drive - Ward 4 (Anthony)
45. R-7-2016 - For possible action to approve a Resolution in support of the Open Data Initiative that will proactively release City of Las Vegas data to the public through an Open Data Portal, allows the City Manager to create an Open Data Steering Committee, and requires the City Manager to submit an annual report on the initiative - All Wards

DISCUSSION/ACTION ITEMS

ADMINISTRATIVE - DISCUSSION

46. Discussion for possible action regarding the Youth Neighborhood Association Partnership Program (YNAPP) Grant Review Board recommendations to allocate \$18,000 for 18 youth initiated projects - All Wards
47. Report from Chris Tatham, ETC Institute, regarding the 2015 Community Survey Results - All Wards
48. Report from Brian Burton, President and CEO of Three Square Food Bank, regarding the state of hunger in Southern Nevada and the City of Las Vegas, and the implementation of a strategic plan to end hunger in our community - All Wards

49. Discussion for possible action regarding a Disposition and Development Agreement (DDA) between the City Parkway V, Inc. (CPV), and PH Symphony Park, LLC (Developer), regarding the acquisition and development of land in Symphony Park located at 100 South City Parkway (APN 139-34-110-007) - Ward 5 (Barlow) [NOTE: This item is related Item 52 (R-8-2016)]

FINANCE - PURCHASING & CONTRACTS DISCUSSION

50. Discussion for possible action regarding issuance of RFP No. 160112-PH, Insurance Broker and Consulting Services - Department of Human Resources - All Wards

PLANNING - BUSINESS LICENSING DISCUSSION

51. ABEYANCE ITEM - Discussion for possible action regarding the approval of a Medical Marijuana Dispensary Establishment License MEDIFARM, LLC dba BLUM LV at 1921 Western Avenue - Ward 3 (Coffin)

RESOLUTIONS - DISCUSSION

52. R-8-2016 - Discussion for possible action regarding a Resolution approving the undertakings of City Parkway V, Inc. (CPV), in connection with the Disposition and Development Agreement (DDA) between CPV and PH Symphony Park, LLC (Buyer), for the parcel located at 100 South City Parkway (APN 139-34-110-007) for the purchase price of \$5,840,000 at close of escrow plus a promissory note for \$1,500,000 for a total of \$7,340,000, to be in compliance with and in furtherance of the goals and objectives of the City - Ward 5 (Barlow) (NOTE: This item is related to Item 49)

BOARDS & COMMISSIONS - DISCUSSION

53. For Possible Action - TRAFFIC & PARKING COMMISSION - Michael A. Aguilar, Term Expiration 3-3-2016
54. For Possible Action - CIVIL SERVICE BOARD OF TRUSTEES - Rodney Jordan, Term Expiration 3-21-2016

RECOMMENDING COMMITTEE REPORT - DISCUSSION

BILLS ELIGIBLE FOR ADOPTION AT THIS MEETING

55. Bill No. 2016-7 - For Possible Action - Repeals LVMC 10.04.010, pertaining to interference with a peace officer. Proposed by: Bradford R. Jerbic, City Attorney
56. Bill No. 2016-8 - For Possible Action - Annexation No. ANX-61556 - Property location: between Craig Road and Alexander Road, east of El Capitan Way and west of Durango Drive; Owner: United States of America; Acreage: 38.78 acres; Zoned: R-E (County zoning), U (City equivalent). Sponsored by: Councilman Stavros S. Anthony
57. Bill No. 2016-9 - For Possible Action - Annexation No. ANX-61835 - Property location: between Centennial Parkway and Bright Angel Way, east and west of Egan Crest Drive; Owner: United States of America; Acreage: 25.85 acres; Zoned: R-E (County zoning), U (City equivalent). Sponsored by: Councilman Steven D. Ross
58. Bill No. 2016-10 - For Possible Action - Annexation No. ANX-61840 - Property location: northwest corner of Michelli Crest Way and Tropical Parkway; Owner: United States of America; Acreage: 20.63 acres; Zoned: R-U (County zoning), U (City equivalent). Sponsored by: Councilman Steven D. Ross

BILLS ELIGIBLE FOR ADOPTION AT A LATER MEETING

THERE IS NO PUBLIC COMMENT ON THESE ITEMS AND NO ACTION WILL BE TAKEN BY THE COUNCIL AT THIS MEETING, EXCEPT THOSE ITEMS WHICH MAY BE STRICKEN OR TABLED. PUBLIC TESTIMONY TAKES PLACE AT THE RECOMMENDING COMMITTEE MEETING HELD FOR THAT PURPOSE.

59. Bill No. 2016-12 - Annexation No. ANX-62522 - Property location: At 6275 West Gowan Road; Petitioned by: Francisco J. and Anna M. Ochoa; Acreage: 0.71 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Ricki Y. Barlow

NEW BILLS

THERE IS NO PUBLIC COMMENT ON THESE ITEMS. NEW BILLS ARE READ INTO THE RECORD AND REFERRED TO RECOMMENDING COMMITTEE FOR A SEPARATE HEARING TO RECEIVE PUBLIC TESTIMONY BEFORE ACTION BY THE COUNCIL AT A LATER MEETING. EXCEPTION: EMERGENCY BILLS OR THOSE ITEMS TO BE STRICKEN OR TABLED.

60. Bill No. 2016-13 - Annexation No. ANX-62370 - Property location: At the southwest corner of West Regena Avenue and North Hualapai Way; Owner: United States of America; Acreage: 5.17 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Steven D. Ross
61. Bill No. 2016-14 - Annexation No. ANX-62375 - Property location: At the southeast corner of West Centennial Parkway and North Kevin Way; Owner: United States of America; Acreage: 5.03 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Steven D. Ross
62. Bill No. 2016-15 - Annexation No. ANX-62934 - Property location: west of North Grand Canyon Drive, between Solar Avenue and Elkhorn Road; Petitioned by: Kulka Land, LLC; Acreage: 5.08 acres; Zoned: R-E (County zoning), R-E (City equivalent). Sponsored by: Councilman Steven D. Ross

1:00 P.M. - AFTERNOON SESSION

BUSINESS ITEMS - AFTERNOON

63. Any items from the afternoon session that the Council, staff and /or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

PLANNING

THE ITEMS LISTED BELOW, WHERE APPROPRIATE, HAVE BEEN REVIEWED BY THE VARIOUS CITY DEPARTMENTS RELATIVE TO REQUIREMENTS FOR STORM DRAINAGE AND FLOOD CONTROL, CONNECTION TO SANITARY SEWER, TRAFFIC CIRCULATION, AND BUILDING AND FIRE REGULATIONS. THEIR COMMENTS AND/OR RECOMMENDATIONS AND REQUIREMENTS HAVE BEEN INCORPORATED INTO THE ACTION.

PLANNING - ONE MOTION/ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE CITY COUNCIL NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

64. EOT-62829 - EXTENSION OF TIME - NONCONFORMING - PUBLIC HEARING - APPLICANT/OWNER: GARDEN CITY, LLC - For possible action on a request for an Extension of Time FOR A NONCONFORMING MOTOR VEHICLE DEALERSHIP (NEW) USE at 5750 Sky Pointe Drive (APN 125-27-402-005), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends APPROVAL.
65. SUP-62233 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LOLO'S CHICKEN AND WAFFLES - OWNER: WEINGARTEN REALTY INVESTORS - For possible action on a request for a Special Use Permit FOR A PROPOSED 6,435 SQUARE-FOOT RESTAURANT WITH ALCOHOL at 2040 North Rainbow Boulevard (APN 138-23-215-005), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-62231]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

PLANNING - DISCUSSION

66. DIR-62634 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT: HELLFIRE MEDIA, LLC - OWNER: STATE BAR OF NEVADA - For possible action on a request to designate the Wengert House as a Historic Building on the City of Las Vegas Historic Property Register as approved by the Historic Preservation Commission (HPC-62223) on 0.78 acres at 600 East Charleston Boulevard (APN 162-03-501-001), P-R (Professional Office and Parking) Zone, Ward 3 (Coffin). The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
67. GPA-58199 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on a request for a General Plan Amendment FROM: MXU (MIXED USE) AND C (COMMERCIAL) TO: LI/R (LIGHT INDUSTRY /RESEARCH) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. The Planning Commission (4-1-1) and Staff recommend DENIAL.
68. ZON-58200 - REZONING RELATED TO GPA-58199 - PUBLIC HEARING - APPLICANT/OWNER: DFA, LLC - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 28.55 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-001, 002, 003, 012, 014, 031, 032 and 034; and 139-28-303-001 and 003), Ward 5 (Barlow) [PRJ-58196]. The Planning Commission (4-1-1 vote) and Staff recommend DENIAL.
69. GPA-62126 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN - For possible action on a request for a General Plan Amendment FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL.
70. ZON-62127 - REZONING RELATED TO GPA-62126 - PUBLIC HEARING - APPLICANT: ALLAN ROTHSTEIN - OWNER: MEXICAN GOLD & OIL EXPLORATION TRUST AND DRAKE ROTHSTEIN - For possible action on a request for a Rezoning FROM: U (UNDEVELOPED) [DR (DESERT RURAL DENSITY RESIDENTIAL)] TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 4.30 acres located on the northwest corner of Pioneer Way and Hickam Avenue (APN 138-03-305-006), Ward 4 (Anthony) [PRJ-61967]. The Planning Commission (6-0 vote) recommends DENIAL. Staff recommends APPROVAL.
71. GPA-62212 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a General Plan Amendment FROM: MLA (MEDIUM LOW ATTACHED DENSITY RESIDENTIAL) AND SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL) on 7.59 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003 and 005), Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
72. ZON-62213 - REZONING RELATED TO GPA-62212 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 7.58 acres on the east side of Rancho Drive 880 feet north of Lone Mountain Road (APN 125-35-401-003), Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
73. VAR-62590 - VARIANCE RELATED TO GPA-62212 AND ZON-62213 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Variance TO ALLOW NO IMPROVEMENTS TO AN EXISTING PRIVATE STREET AND TO ALLOW NO CUL-DE-SAC WHERE SUCH IS REQUIRED FOR A PROPOSED COMMERCIAL DEVELOPMENT on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.

74. SUP-62214 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213 AND VAR-62590 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
75. SUP-62215 - SPECIAL USE PERMIT RELATED TO GPA-62212, ZON-62213, VAR-62590 AND SUP-62214 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Special Use Permit FOR A PROPOSED AUCTION HOUSE USE WITH A WAIVER TO ALLOW OUTDOOR DISPLAYS, SALES OR STORAGE OF MERCHANDISE at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
76. SDR-62217 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-62212, ZON-62213, VAR-62590, SUP-62214 AND SUP-62215 - PUBLIC HEARING - APPLICANT: CARMAX AUTO SUPERSTORE WEST COAST, LLC - OWNER: GRBSGG, LLC AND SUNSTONE RANCHO, LLC - For possible action on a request for a Site Development Plan Review FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
77. GPA-62262 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a General Plan Amendment FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
78. ZON-62263 - REZONING RELATED TO GPA-62262 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: DIAMOND CREEK HOLDINGS, LLC - For possible action on a request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.54 acres located on the south side of Charleston Boulevard, 782 feet west of Rainbow Boulevard (APN 163-03-501-006), Ward 1 (Tarkanian) [PRJ-62119]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
79. GPA-62296 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST - For possible action on a request for a General Plan Amendment FROM: O (OFFICE) TO: M (MEDIUM DENSITY RESIDENTIAL) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
80. ZON-62297 - REZONING RELATED TO GPA-62296 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: ALVERSON J B EMP PFT SHR PL & TRUST AND ALVERSON J BRUCE TRUST - For possible action on a request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: R-TH (SINGLE FAMILY ATTACHED) on 2.22 acres on the south side of Charleston Boulevard, 160 feet west of Tenaya Way (APN 163-03-101-014), Ward 1 (Tarkanian) [PRJ-62120]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
81. ZON-62272 - REZONING - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: M (INDUSTRIAL) on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL.
82. VAR-62274 - VARIANCE RELATED TO ZON-62272 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Variance TO ALLOW SIDE YARD SETBACKS THAT RANGE FROM ZERO FEET TO 44 FEET WHERE 50 FEET IS REQUIRED FOR EXISTING AND PROPOSED BUILDINGS on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED M: (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL.

83. SDR-62275- SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-62272 AND VAR-62274 - PUBLIC HEARING - APPLICANT: A CAB TAXI COMPANY - OWNER: FOUR FOURS, LLC - For possible action on a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-48917) FOR A PROPOSED 2,567 SQUARE-FOOT BUILDING WHERE 4,985 SQUARE-FOOT BUILDING USED FOR AUTO REPAIR WAS APPROVED, TWO, ABOVE GROUND 3,000-GALLON GASOLINE STORAGE TANKS AND AN EXISTING 75-SQUARE-FOOT GUARD SHACK on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-62133]. Staff recommends DENIAL. The Planning Commission (3-2-1 vote) recommends APPROVAL.
84. ZON-62343 - REZONING - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: BUREAU OF LAND MANAGEMENT OF THE UNITED STATES GOVERNMENT - For possible action on a request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-D (SINGLE FAMILY RESIDENTIAL-RESTRICTED) on 25.00 acres at the southwest corner of Tropical Parkway and Michelli Crest Way (APN 126-25-701-001), Ward 6 (Ross) [PRJ-62280]. The Planning Commission (6-0 vote) and Staff recommend APPROVAL.
85. VAR-62318 - VARIANCE - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC - For possible action on a City Council Review on a request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 39 FEET WHERE A MINIMUM OF 60 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
86. SDR-62317 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-62318 - PUBLIC HEARING - APPLICANT: STARBUCKS COFFEE COMPANY - OWNER: JLSC COMMERCIAL, LLC AND JLSC, LLC - For possible action on a City Council Review on a request for a Site Development Plan Review FOR A PROPOSED 1,750 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
87. VAR-62337 - VARIANCE - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBERTS 1981 TRUST - For possible action on a request for a Variance TO ALLOW ZERO ADDITIONAL PARKING SPACES WHERE TWO ADDITIONAL SPACES ARE REQUIRED on 0.21 acres at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
88. SUP-62340 - SPECIAL USE PERMIT RELATED TO VAR-62337 - PUBLIC HEARING - APPLICANT: JOHN GEACH AND ZHE LI - OWNER: ROBERTS 1981 TRUST - For possible action on a request for a Special Use Permit FOR A PROPOSED 1,032 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 20 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 4033 West Sahara Avenue (APN 162-07-511-008), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62137]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
89. VAR-62407 - VARIANCE - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a City Council Review on a request for a Variance TO ALLOW A 27-FOOT PRIVATE STREET WHERE 47 FEET IS REQUIRED AND TO ALLOW NO AMENITY ZONES AND SIDEWALKS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
90. WVR-62353 - WAIVER RELATED TO VAR-62407 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a City Council Review on a request for a Waiver TO ALLOW NO STREETLIGHTS WHERE SUCH ARE REQUIRED FOR A PROPOSED RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

91. VAC-62357 - VACATION RELATED TO VAR-62407 AND WVR-62353 - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a City Council Review on a request for a Petition to Vacate a PUBLIC SEWER EASEMENT generally located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard, Ward 1 (Tarkanian) [PRJ-62201]. The Planning Commission (5-0 vote) and Staff recommend APPROVAL.
92. TMP-62358 - TENTATIVE MAP RELATED TO VAR-62407, WVR-62353 AND VAC-62357 - 805 CAMPBELL - PUBLIC HEARING - APPLICANT: DR HORTON, INC. - OWNER: 805 LAND, LLC - For possible action on a City Council Review on a request for a Tentative Map FOR A FOUR-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.49 acres located approximately 200 feet east of Campbell Drive and approximately 700 feet north of Charleston Boulevard (APN 139-32-405-027), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-62201]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
93. VAR-62414 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK - For possible action on a request for a Variance TO ALLOW A STREET NAME TO VARY ALONG THE SAME ALIGNMENT WHERE SUCH IS NOT ALLOWED on Baltimore Avenue between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
94. SNC-62415 - STREET NAME CHANGE RELATED TO VAR-62414 - PUBLIC HEARING - APPLICANT/OWNER: NEVADA STUPAK - For possible action on a request for a Street Name Change FROM: BALTIMORE AVENUE TO: BOB STUPAK AVENUE between Las Vegas Boulevard and Fairfield Avenue, Ward 3 (Coffin) [PRJ-62413]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.
95. VAR-62279 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOHN R. KLAI II AND JONATHAN S. SPARER - For possible action on a request for a Variance TO ALLOW A 12-FOOT REAR YARD SETBACK WHERE 35 FEET IS REQUIRED FOR A PROPOSED 4,073 SQUARE-FOOT ADDITION TO THE EXISTING 2,775 SQUARE-FOOT PRINCIPAL DWELLING AND A FIVE-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 436 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) [GAZEBO] on 0.67 acres at 1333 Cashman Drive (APN 162-05-202-001), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-61692]. Staff recommends DENIAL. The Planning Commission (5-0 vote) recommends APPROVAL.

SET DATE

96. SET DATE ON ANY APPEALS FILED OR REQUIRED PUBLIC HEARINGS FROM THE CITY PLANNING COMMISSION MEETINGS AND DANGEROUS BUILDING OR NUISANCE/LITTER ABATEMENTS

CITIZENS PARTICIPATION

97. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE CITY COUNCIL. NO SUBJECT MAY BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

COUNCIL MEMBER RECOGNITION

98. COUNCIL MEMBER RECOGNITION: COMMENTS MADE BY INDIVIDUAL CITY COUNCIL MEMBERS DURING THIS PORTION OF THE AGENDA WILL NOT BE ACTED UPON BY THE CITY COUNCIL UNLESS THAT SUBJECT IS ON THE AGENDA AND SCHEDULED FOR ACTION

THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE FOLLOWING LOCATIONS:

City Hall, 495 South Main Street, 1st Floor
 Clark County Government Center, 500 South Grand Central Parkway
 Grant Sawyer Building, 555 East Washington Avenue
 City of Las Vegas Development Services Center, 333 North Rancho Drive

Exhibit "B"

(Attach Affidavit of Publication of Notice of Hearing)

NOTICE OF HEARING ON
PROPOSED PROJECT AND
ASSESSMENTS WITHIN THE
PROPOSED CITY OF LAS
VEGAS, NEVADA SPECIAL
IMPROVEMENT DISTRICT NO.
1521 - GOWAN ROAD AND
DURANGO DRIVE

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1521 - Gowan Road and Durango Drive (hereinafter the "District") and to all interested persons that: The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and the State of Nevada, has provisionally ordered the acquisition of a Street Project (the "Project") as more particularly described as follows:
Gowan Road (NORTH AND SOUTH SIDE) from the centerline of Durango Drive east along Gowan Road approximately 285-feet (40-foot right-of-way).
Durango Drive (EAST SIDE) - from the centerline of Gowan Road north and south along Durango Drive approximately

290-feet (50-foot right-of-way).

Except as shown on the preliminary plans and specifications now on file in the office of the City Clerk and in the office of the Special Improvement District in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Gowan Road will consist of the grading, graveling, and asphalt paving as necessary for at least six (6) feet for bike travel lanes, "L" type curb and gutter, sidewalks, and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. The improvements on Durango Drive will consist of grading, graveling, and sidewalks. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT. The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of
Special Assessments
\$141,464.50

Amount Available from
Other Sources
\$147,644.90

Total Cost
\$289,109.40

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated

in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of a 6-foot wide street pavement section, curb and gutter, sidewalks, and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the total cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed thereagainst, and the amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 495 South Main Street, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 7:00 a.m. to 5:00 p.m., Monday through Thursday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All interested persons are hereby referred to the preliminary plans and specifications, which relate to the details of the Project.

On Wednesday, March 16, 2016 at 1:00 p.m., in the City Council Chambers at 495 South Main Street, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment thereof, as to the amount

thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the office of the City Clerk at least three (3) working days before the time set for such hearing, i.e., on or before Thursday, March 10, 2016. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided, shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter, all actions or suits

attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

The City Council has determined and does hereby determine that the exception provided by NRS 271.306(2)(b) does exist in that not more than 2,640 feet remain unimproved in any street between improvements already made to the same street or between intersecting streets, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada, in no event

shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in forty (40) substantially equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties to be collected upon delinquent payments (at a rate not exceeding two percent (2%) per month or such lower rate, may be zero percent, for such period as determined by the City Treasurer). The City Director of Finance and Business Services shall also provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds", which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%.

Pursuant to NRS 271.357 and NRS 271.360, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. Any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. A person desiring to apply for a Hardship Determination shall file an application no later than March 10, 2016 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City, Nevada, and dated this February 17, 2016.

/s/ LuAnn D. Holmes, MMC
City Clerk

PUB: March 1, 8, 15, 2016
LV Review-Journal

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

RECEIVED
CITY CLERK

2016 MAR 21 A 11:41

LV CITY CLERK
495 S MAIN ST
LAS VEGAS NV 89101

Account # 22515
Ad Number 0000735542

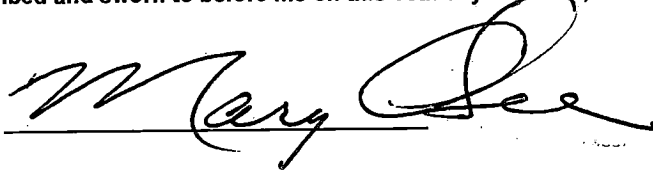
Eileen Gallagher, being 1st duly sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal and the Las Vegas Sun, daily newspapers regularly issued, published and circulated in the City of Las Vegas, County of Clark, State of Nevada, and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal and / or Las Vegas Sun in 3 edition(s) of said newspaper issued from 03/01/2016 to 03/15/2016, on the following days:

03 / 01 / 16
03 / 08 / 16
03 / 15 / 16

ISI 
LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this 15th day of March, 2016

Notary



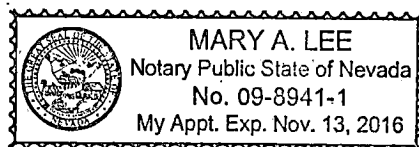


Exhibit "C"

(Attach minutes of public hearing on March 16, 2016)

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MARCH 16, 2016

DEPARTMENT: PUBLIC WORKS

DIRECTOR: DAVID N. BOWERS

Consent Discussion

SUBJECT:

Public hearing on proposed local improvement district for Special Improvement District No. 1521 - Gowan Road and Durango Drive - Ward 4 (Anthony)

Fiscal Impact

No Impact

Augmentation Required

Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The construction and installation of pavement for at least (6) feet for bike travel lanes, "L" type curb and gutter, sidewalks and streetlights. The total cost of the project is estimated to be \$289,109.40. Amount available from other sources is estimated to be \$147,644.90 with the estimated special assessments to be \$141,464.50 and anticipated to be paid back over 20 years.

RECOMMENDATION:

Public hearing only; no action required.

BACKUP DOCUMENTATION:

Public Hearing Notice

Minutes:

MAYOR GOODMAN declared the Public Hearing open.

ALLEN PAVELKA, City Engineer for the Department of Public Works, and ALISHA AUCH, Project Engineer for the Department of Public Works, provided a report on the proposed improvements of two vacant parcels on Gowan Road and Durango Road. Using a map, MR. PAVELKA explained that the parcels are both owned by the same property owner and showed an exhibit of schools and a community center near the subject parcels. MR. PAVELKA and MS. AUCH felt there are safety issues in regards to the parcels as the locations are utilized by many pedestrians. Citizens have complained of there not being a sidewalk and the area is not Americans with Disabilities Act compliant, preventing those with disabilities access to the nearest bus station.

MR. PAVELKA listed the proposed improvements, which included: a six-foot asphalt pavement for bicycle lanes, L-type curb and gutter, a concrete sidewalk and streetlights on both side of Gowan Road. The proposed improvements along Durango Road included: a concrete sidewalk

CITY COUNCIL MEETING OF: MARCH 16, 2016

on the east side. The frontage is 485 feet for each parcel for a total of 970 feet. Staff proposed a 20-year assessment on a semi-annual payment basis. For both parcels, the total Special Improvement District (SID) project's costs would be \$141,464.50. MR. PAVELKA added that a total of \$289,109.40 of additional funding had been received through Regional Transportation Commission of Southern Nevada (RTC). He reported that there were no written protests filed; however, the property owners have met with City staff to express their protest to the SID. He discussed the four additional meetings that would be held before the item would be finalized.

Using a map of the SID area, MS. AUCH explained for MAYOR GOODMAN the public and school bus routes and safe bicycling and walking routes to and from the nearby school. MR. PAVELKA confirmed that there are sidewalks in all areas except for the undeveloped parcels. He also confirmed that the owners of the parcels are responsible for covering the costs of the improvements. The owners have met with staff and protest the improvements.

COUNCILMAN COFFIN wondered why the sidewalk was not installed when the curb and gutter were. MR. PAVELKA was unsure but would research the answer.

ALEXANDER and ESTHER WHITE, property owners, expressed their opposition to the improvements.

COUNCILMAN BARLOW questioned why the item was being heard and asked for the zoning of the site. MR. PAVELKA responded that emails were received from residents and believed the correspondence was prompted by the RTC's addition of bus routes and the residents' desires to access the bus and the completion of the sidewalk. The site is zoned Medium Residential which is continuous with the surrounding neighborhood. TOM PERRIGO, Director of Planning, added that the land use is Medium-Low and allows for 8.49 units per acre.

COUNCILMAN COFFIN noticed a mirror image for a vacant piece of parcel on the opposite side of Gowan Road. He wondered if that parcel was owned by MR. and MRS. WHITE, as well. MR. PAVELKA confirmed and informed COUNCILMAN COFFIN that the parcel owners would like to rezone their property to Commercial use. COUNCILMAN COFFIN thought the cost to the owner for the improvements were costly with no direct incentive. MR. PAVELKA stated that staff had advised MR. and MRS. WHITE to speak to the Department of Planning staff to inquire about a rezoning. MR. PERRIGO pointed out that the property was annexed in 2002 and that staff never received a request to rezone it.

MR. WHITE explained that he and his wife spoke to LARRY BROWN, Clark County Commissioner, when he was a Councilman, to request a rezone and who refused. COUNCILMAN COFFIN inquired about what type of rezoning MR. WHITE was seeking. MR. WHITE desired some type of Commercial zoning in order to have office buildings. MRS. WHITE added that at the time, COMMISSIONER BROWN and staff had suggested a two-story office building. The property was originally five acres but a road was constructed through the property.

CITY COUNCIL MEETING OF: MARCH 16, 2016

COUNCILMAN ANTHONY explained for MR. and MRS. WHITE his request to begin the SID process. He explained that there would be another public hearing, then the item would go before the Recommending Committee and then for final approval by the City Council. He requested staff provide MR. and MRS. WHITE the dates of the meetings. COUNCILMAN ANTHONY stated that generally a property owner must fund the improvements; however, he pointed out that staff had acquired more than half of the funding from the RTC for the improvements. He noted that a rezoning was never formally requested, and if MR. and MRS. WHITE wanted to go through the process of rezoning, they could. MR. WHITE agreed with COUNCILMAN ANTHONY but felt the costs of the improvements was a lot of money.

MAYOR GOODMAN acknowledged the situation as being unusual as someone could get hurt on the property. She asked staff if there has been another similar situation and if the City can help in any way. JORGE CERVANTEZ, Executive Director of Community Development, replied that there has been a similar situation in the past and that most property is assessed. He reiterated that more than half of funding is being received from the RTC; however, they will not pay for sidewalk improvements. It is the responsibility of the property owner to finance the improvement of sidewalks. He confirmed that property owners who purchase property in an unassessed area have the same liability for assessment and that if the majority of the area around a property is improved, the law allows a public agency the right to force the SID request. The property owner can submit a request for rezoning, and MR. CERVANTES mentioned that Clark County does provide funding for hardship situations.

DEPUTY CITY ATTORNEY JIM LEWIS clarified that MR. and MRS. WHITE would still be required to improve the sidewalk and half of the street if they were to submit a development and rezoning plan.

COUNCILMAN BEERS wondered if the value of the real estate would increase if MR. and MRS. WHITE were to make \$300,000 of sidewalk improvements. MR. CERVANTES replied in the affirmative.

COUNCILMAN COFFIN pondered about MR. and MRS. WHITE installing the sidewalks themselves. MR. PAVELKA stated that that was possible if MR. and MRS. WHITE were willing to install them. A discussion was held in regards to the installation. MR. PAVELKA did not believe the amount would be any higher; however, MR. and MRS. WHITE would have to hire an engineer to develop plans whereas the City performs that function in-house. MAYOR GOODMAN declared the Public Hearing closed.

EXHIBIT "A"

(Attach List of Property Owners with Their Addresses)

APN: 138-09-201-020
138-09-301-001

WHEN RECORDED, RETURN TO:

CITY OF LAS VEGAS
SPECIAL IMPROVEMENT DISTRICT
333 NORTH RANCHO DRIVE, 9TH FLOOR
LAS VEGAS, NV 89106

CITY OF LAS VEGAS

PRELIMINARY ASSESSMENT ROLL

SPECIAL IMPROVEMENT DISTRICT NO. 1521

GOWAN ROAD AND DURANGO DRIVE

CITY OF LAS VEGAS
 ** PRELIMINARY ASSESSMENT ROLL **
 Special Improvement District No. 1521
 GOWAN ROAD AND DURANGO DRIVE

PARCEL NUMBER	DESCRIPTION	PRIMARY PROPERTY OWNER	MARKET VALUE	ESTIMATED MAX BENEFIT	ASSESSMENT TOTAL
138-09-201-020	DOC: 19980924:01916: DATE 09/24/98 PT SW4 NW4 SEC 09 20 60	WHITE ALEXANDER & ESTHER LIV TR WHITE ALEXANDER & ESTHER M TRS P O BOX 363364 NORTH LAS VEGAS NV 89036-7364	\$478,291.00	\$79,800.00	\$70,732.25
138-09-301-001	DOC: 19980924:01916: DATE 09/24/98 PT NW4 SW4 SEC 09 20 60	WHITE ALEXANDER & ESTHER LIV TR WHITE ALEXANDER & ESTHER M TRS P O BOX 363364 NORTH LAS VEGAS NV 89036-7364	\$478,291.00	\$79,800.00	\$70,732.25

Date: 2/17/2016

PAGE 2

TO WHOM IT MAY CONCERN:

AFFIDAVIT

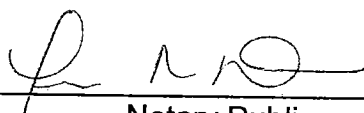
The forgoing attached list of properties within the City of Las Vegas, Nevada, are included in Special Improvement District No. 1521. Also shown is the estimated amount of assessment to each parcel. This is a **potential lien** on the subject properties and will become a lien upon confirmation of the final assessment roll.

Dated this 19th day of May, 2016

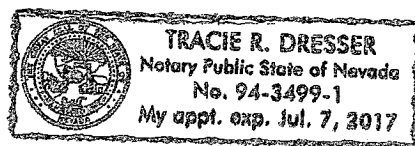


LUANN D. HOLMES, MMC
City Clerk

Subscribed and sworn before me
this 19th day of May, 2016



Notary Public



STATE OF NEVADA
CITY OF LAS VEGAS

)
) ss.
)

AFFIDAVIT OF MAILING
NOTICE OF HEARING

LuAnn D. Holmes, MMC, does hereby swear, upon oath according to law:

1. I am and at all times hereinafter mentioned was the duly qualified and sworn City Clerk of the City of Las Vegas, Nevada.

2. I posted or caused to be posted a notice entitled "NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1521 – GOWAN ROAD AND DURANGO DRIVE" on the City's website on February 25, 2016, being at least twenty (20) days prior to the hearing, on March 16, 2016 in accordance with NRS 271.170.


3. I mailed or caused to be mailed a notice entitled "NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN THE PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1521 – GOWAN ROAD AND DURANGO DRIVE" by deposit in the United States mail, postage prepaid, as first-class mail, at the post office in the City of Las Vegas, Nevada, on February 24, 2016, being at least twenty (20) days prior to the hearing, on March 16, 2016, to the last known address of each last known owner of land within the District whose property will be assessed for the cost of the improvements, such addresses and owners being those appearing on the records of the County Assessor of Clark County, Nevada, and from such other sources as I, the City of Las Vegas and Public Works Department deemed to be reliable.

4. A list of said owners and their addresses is hereto attached, marked Exhibit A and made a part hereof, all addresses therein being situated within the City of Las Vegas, Nevada, unless otherwise indicated, such names and addresses being the same as those shown on the "Tabulation of Parcels" or "Preliminary Assessment Roll".

5. There is attached hereto, marked Exhibit B and made a part hereof, a full, true and correct copy of the notice as mailed as herein described.

6. Copies of the affidavit of publication of said notice, verified by the affidavit of the publisher, and a copy of this affidavit are on file in the office of the City Clerk.

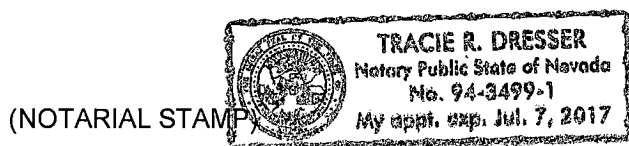
Further Affiant sayeth naught.

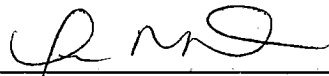


LUANN D. HOLMES, MMC
City Clerk

SUBSCRIBED and SWORN to before me in the City of Las Vegas, Nevada, this 25th
 , 2016.

My commission expires July 7, 2017.





Notary Public

EXHIBIT "B"

(Attach Notice of Hearing as Mailed)

NOTICE OF HEARING ON PROPOSED PROJECT AND ASSESSMENTS WITHIN THE
PROPOSED CITY OF LAS VEGAS, NEVADA SPECIAL IMPROVEMENT DISTRICT NO. 1521 –
GOWAN ROAD AND DURANGO DRIVE

NOTICE IS HEREBY GIVEN to the property owners within the proposed City of Las Vegas, Nevada, Special Improvement District No. 1521 – Gowan Road and Durango Drive (hereinafter the "District") and to all interested persons that:

The City Council of the City of Las Vegas (hereinafter the "City Council" and "City", respectively) in the County of Clark and the State of Nevada, has provisionally ordered the acquisition of a Street Project (the "Project") as more particularly described as follows:

Gowan Road (NORTH AND SOUTH SIDE) - from the centerline of Durango Drive east along Gowan Road approximately 285-feet (40-foot right-of-way).

Durango Drive (EAST SIDE) – from the centerline of Gowan Road north and south along Durango Drive approximately 290-feet (50-foot right-of-way).

Except as shown on the preliminary plans and specifications now on file in the office of the City Clerk and in the office of the Special Improvement District in Las Vegas, Nevada, the character of such Project shall be described more particularly as follows: The improvements on Gowan Road will consist of the grading, graveling, and asphalt paving as necessary for at least six (6) feet for bike travel lanes, "L" type curb and gutter, sidewalks, and streetlights. The streetlights will be installed at the back of the sidewalk at appropriate intervals. The Improvements on Durango Drive will consist of grading, graveling, and sidewalks. THE CITY HAS NO OBLIGATION TO PROVIDE WATER OR SEWER SERVICE TO ANY PROPERTY WITHIN THE DISTRICT REGARDLESS OF WHETHER THE CITY COUNCIL PROCEEDS WITH ALL OR ANY PART OF THE PROJECT.

The preliminary estimated total cost of the Project and the amount to be assessed is as follows:

Estimated Amount of Special Assessments	Amount Available from Other Sources	Total Cost
\$ 141,464.50	\$ 147,644.90	\$ 289,109.40

The amounts to be assessed for the improvements in the District will be levied upon all tracts in the District, i.e., upon all abutting tracts in proportion to the special benefits derived (as shown by the estimated benefits and corresponding market value increases). However, an equitable adjustment will be made for assessments to be levied against wedge or "V" or other irregularly shaped lots or lands, if any, and for any lot, tract or parcel not specially benefited by the improvements so that assessments according to benefits are to be equal and uniform. The portion of the costs to be assessed against and the maximum amount of benefits estimated (and corresponding market value increases) to be conferred upon each piece or parcel of property in the District is stated in the assessment plat and addendum thereto designated "Tabulation of Parcels" or preliminary assessment roll. In cases of wedge or "V" or any other irregularly shaped tracts, the amount apportioned thereto shall be in proportion to the special benefits thereby derived.

The assessments will be levied on a front foot basis, provided that those tracts which front a cul-de-sac and which abut or front a street or streets being improved will be assessed on a "unit lot" basis, i.e., all lots abutting the cul-de-sac are to be assessed the same amount based upon the front footage of those lots abutting the street or streets being improved which also abut the cul-de-sac. Each property owner will be assessed for the cost of a 6-foot wide street pavement section, curb and gutter, sidewalks, and streetlights, where not already existing. The owners of property who elect to have water or sewer laterals installed will be assessed per foot of lateral installed on a per service or unit lot basis.

The boundaries of the District shall be the exterior boundary of each parcel of property fronting a street to be improved by the improvements or fronting a cul-de-sac which abuts or fronts a street to be improved by the improvements.

All persons interested are hereby advised that the preliminary plans and specifications (showing a typical section of the contemplated improvements) and the assessment plat, including a tabulation of parcels or preliminary assessment roll, a preliminary estimate of the total cost, a description of the lots, tracts and parcels of land to be assessed, the portion of the cost to be assessed thereagainst, and the

amount of maximum benefits (including the corresponding market value increases) estimated to be conferred on each piece or parcel of property, the Engineer's report as to the method of determining benefits, and all proceedings in the premises are on file in the office of the Special Improvement District, Department of Public Works, and at the office of the City Clerk, 495 South Main Street, Las Vegas, Nevada. All of the foregoing can be seen and examined by any property owner or other interested persons during regular business hours, from 7:00 a.m. to 5:00 p.m., Monday through Thursday.

It is anticipated that there will be grade or elevation changes in connection with the acquisition of the Project. Such grade or elevation changes are substantial and are as shown on the preliminary plans and specifications. All interested persons are hereby referred to the preliminary plans and specifications, which relate to the details of the Project.

On Wednesday, March 16, 2016 at 1:00 p.m., in the City Council Chambers at 495 South Main Street, in Las Vegas, Nevada, the City Council will consider the ordering of the proposed Project, and will hear all complaints, protests and objections that may be made in writing and filed as hereafter provided, or made verbally at the hearing, concerning the same, by the owner of any tract to be assessed or any interested person. The owners of the property to be assessed, or any other person interested therein, may appear before the City Council and be heard as to the propriety and advisability of acquiring and improving such Project, as to the estimated cost thereof, as to the manner of payment therefor, as to the amount thereof to be assessed, the benefits estimated to be conferred against each tract, and the corresponding market value increases expected for each tract in the District.

The City Council requests that any property owner or interested person wishing to protest or object, do so in writing at the office of the City Clerk at least three (3) working days before the time set for such hearing, i.e., on or before Thursday, March 10, 2016. On the date and at the time and place fixed for such hearing, any and all property owners interested in the Project may, by written complaint, protest or objection, present their views to the City Council, or present them orally, and the City Council may adjourn the hearing from time to time to discuss and consider said issues before it. Any person filing a written protest or objection as hereinabove provided, shall have the right within thirty (30) days after the City Council has finally passed on such protest or objection to commence an action or suit in any court of competent jurisdiction to correct or set aside such determination, but thereafter, all actions or suits attacking the validity of the proceedings and the amount of benefits shall be perpetually barred. A PROPERTY OWNER'S ONLY CHANCE TO PRESENT EVIDENCE TO DEMONSTRATE THAT HIS OR HER ESTIMATED ASSESSMENTS ARE EXCESSIVE WILL BE AT THE PUBLIC HEARING AND A PROPERTY OWNER WILL NOT BE ABLE TO PRESENT ANY ADDITIONAL EVIDENCE UPON SUBSEQUENT APPEAL TO DISTRICT COURT.

A person should object to the formation of the District, using the procedure outlined in this notice, if his support for the District is based upon a statement or representation concerning the Project that is not contained in the language of this notice.

If a person objects to the amount of maximum benefits estimated to be assessed or to the legality of the proposed assessments in any respect:

- (1) He is entitled to be represented by counsel at the hearing;
- (2) Any evidence he desires to present on these issues must be presented at the hearing; and
- (3) Evidence on these issues that is not presented at the hearing may not thereafter be presented in an action brought pursuant to NRS 271.315.

The City Council has determined and does hereby determine that the exception provided by NRS 271.306(2)(b) does exist in that not more than 2,640 feet remain unimproved in any street between improvements already made to the same street or between intersecting streets, (which exception is that the City, at its option, may proceed with the improvements in the District regardless of the percentage of protests).

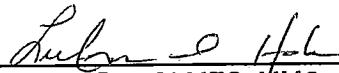
After such hearing, the City Council shall determine the advisability of undertaking each part of the Project, and, if it determines to proceed, shall determine the kind and character of such improvements to be made, and shall authorize the advertising for bids for performing such work and furnishing all necessary materials with the lowest and best bidder or bidders. The City Council may determine not to proceed with all or any part of the Project regardless of the protests or objections.

After the determination of the actual cost of the Project, assessments shall be levied in accordance with the laws of the State of Nevada. In no event shall the assessments exceed the estimated maximum special benefits to the property assessed or the reasonable market value of the

property being assessed (as determined by the City Council). The City Council shall provide that the assessments may be payable without interest and without demand during a specified cash payment period and the City Council shall provide that the assessments may be paid at the election of the owner in forty (40) substantially equal semi-annual installments of principal and interest. The City Council shall also provide the time and terms of payment of such assessments and shall fix penalties to be collected upon delinquent payments (at a rate not exceeding two percent (2%) per month or such lower rate, may be zero percent, for such period as determined by the City Treasurer). The City Director of Finance and Business Services shall also provide the rate of interest on unpaid installments of assessments, which will not exceed the maximum rate of interest permitted under the statutes of the State. If assessment bonds are issued, such rate will not exceed by more than 1% of the highest rate of interest on the assessment bonds for the District. The effective interest rate on the assessment bonds of the District will not exceed the statutory maximum rate, i.e., will not exceed by more than 3% the "Index of Twenty Bonds", which shall have been most recently published before the time bids for the bonds are received, or at the time a negotiated offer for the sale of such bonds is accepted. If assessment bonds are not issued, such rate shall not exceed 9%.

Pursuant to NRS 271.357 and NRS 271.360, the City has established a procedure to allow any person whose principal residence will be included in the District to apply for a Hardship Determination. Any assessment against property for which an application for Hardship Determination has been approved by the City Council shall be postponed, but the owner shall make payments of interest on the unpaid balance of previous and current assessments at the same rate and terms as are established for other assessments in the manner provided. The assessment shall remain postponed until the earlier of the following occurrences: (a) the property is sold or transferred to a person other than one to whom a Hardship Determination has been granted; (b) the term of the bonds expires; (c) the property owner's application for renewal of the Hardship Determination is disapproved; (d) the property owner fails to pay interest on the unpaid balance of assessments in a timely manner; or (e) the property owner pays all previous and current assessments. A person desiring to apply for a Hardship Determination shall file an application no later than March 10, 2016 with the Clark County Department of Social Services, 1600 Pinto Lane, Las Vegas, Nevada 89106, (702) 455-8687.

By order of the City Council of the City, Nevada, and dated this February 17, 2016.



LUANN D. HOLMES, MMC
City Clerk